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# MINUTES ARCHITECTURAL REVIEW BOARD

May 10, 2010

7:30 P.M.

City Hall, Council Chambers  
Fredericksburg, Virginia

<u><b>MEMBERS</b></u>	<u><b>MEMBERS ABSENT</b></u>	<u><b>CITY STAFF</b></u>
Robin Wood, Chair Lisa Peverill, Vice Chair Owen Lindauer Jamie Scully Donna Chasen J. Gordon Brown Marilynn Mendell		Erik Nelson, Senior Planner Sheree Waddy, Recording Secretary

Ms. Wood called the Architectural Review Board to order at 7:30 p.m.

### **OPENING REMARKS**

Ms. Wood determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

### **APPROVAL OF AGENDA**

Ms. Wood asked if there were additional items for the agenda.

Mr. Nelson asked to add the following item to Other Business: Transmittal of an addendum to the Preservation Plan (DRAFT).

Mr. Lindauer made a motion to accept the agenda as amended. Ms. Chasen seconded. The motion carried unanimously.

### **REVIEW OF MINUTES**

Ms. Wood asked if there were any changes to the April 12, 2010 meeting minutes.

Mr. Lindauer made a motion to accept the minutes as submitted. Ms. Chasen seconded. The motion carried unanimously.

## **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Ms. Wood asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items.

Ms. Chasen said she had contacted the Department of Historic Resources and the University of Mary Washington in an effort to determine the age of the fence at 504 Hanover Street.

## **APPLICATIONS – REGULAR AGENDA**

### **1. 1005 Princess Anne Street (The Otter House) – Awning and signs**

The applicant was not present.

There was no public comment.

Mr. Scully asked if the posts for the enclosure would be painted.

Mr. Nelson said it was his understanding they would be natural wood.

Ms. Mendell asked if the post would be hardened into the concrete or be moveable.

Mr. Nelson said the entire enclosure would be moveable.

Mr. Lindauer asked if the enclosure should be reviewed as an alteration of an existing structure.

Mr. Nelson said no, the enclosure was not an alteration.

Mr. Lindauer said that the applicants had provided an appropriately detailed proposal and he did not have any concerns, although it could potentially be called on alteration of an existing structure. He said using the standards for approval of alterations, he found it consistent with Section 78-759(a) (1),(2),(3),(5), and (9).

Mr. Lindauer said he found the proposed awning and enclosure to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded.

Ms. Mendell asked to amend the motion to read that the enclosure be portable.

Mr. Brown asked if the awning would interfere with the tree in front of the building.

Mr. Nelson said he did not think the awning, which would only extend five feet, would interfere with the tree. If it did interfere, the tree could be trimmed. He added that the COA wording could stipulate that the enclosure be portable without an amendment to the motion.

Ms. Wood called for a vote on the motion. The motion carried unanimously.

## **2. 504 Hanover Street (Charles and Stephanie Maurer) - Fencing**

The applicant, Dr. Charles Maurer, was present. He said they planned to continue the fence that the previous owner had started and that it would have the same appearance as the existing fence, with the brick columns and knee wall. He said that they had 140 linear feet of the original fencing waiting to be rehabilitated and erected.

There was no public comment.

Mr. Lindauer referred to Section 78-759(a)(4) of the City Code, to question whether, through the course of time, the fence had gained its own significance. He said fences are boundary features that constrain movement, so circulation on a property can be part of the consideration. In this instance, though, the location of the existing openings in the fence did not appear to be worthy of preservation, for reasons outlined in the staff memo.

Mr. Brown asked if moving the driveway would require a new curb cut.

Dr. Maurer said yes.

Mr. Nelson said that the engineers approved curb cuts, but closing the existing cut would be required.

Mr. Brown asked if moving the driveway opening would allow better access.

Dr. Maurer said yes. Their goal was to achieve more space between the driveway and the steps to the house. He said they hoped to uncover an additional step that was buried by the existing grade of the driveway.

Mr. Brown asked if the brick columns and knee wall would continue along the property facing the townhomes.

Dr. Maurer said yes.

Ms. Chasen said she found the proposed fencing and opening modifications to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Brown seconded. The motion carried unanimously.

## **3. 815 Caroline Street (Donald Marchiselli) – Signs**

The applicant, Donald Marchiselli, was present.

James Lawrence, 802 Caroline Street, thanked the applicant for being present, but had no relevant comments.

Mr. Brown asked Mr. Marchiselli if he had considered attaching the bracket to a different area.

Mr. Marchiselli said he was willing to attach the bracket wherever the Board thought best.

Ms. Chasen said she found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that the projecting sign be attached to the cornice.

Mr. Lindauer seconded. He added that he would like to amend the motion with the condition that the sign bracket be attached to the parge area of the facade or to the cornice. Ms. Chasen accepted the amendment.

Ms. Wood called for the vote. The motion carried unanimously.

#### **4. 200 Lafayette Boulevard (The Bavarian Chef) – Signs and a clock**

The applicant, Christine Thalwitz, was present. Ms. Thalwitz noted that the clock would have a programmable chime that could be set at their discretion. She said they planned to have the clock chime on the hour from 8:00 a.m. to 9:00 or 10:00 p.m.

James Lawrence, 802 Caroline Street, said he agreed with the staff memo that said the lettering between the two building medallions was not appropriate. He asked how the clock would be attached and how the power supply would be routed.

Ms. Thalwitz said that the clock would be attached using four screws into the brick and the power supply would be run through the interior of the building. She said they were open to suggestions about signage facing the tracks. The parapet option may be too low, but they will explore this further.

Ms. Mendell said that she was concerned about the chimes also.

Ms. Thalwitz said they would be willing to program the chimes for open hours only.

Mr. Lindauer said he was happy to see the reuse of the train station. He said the building has several different architectural traits. The medallions that indicate the date of construction are outstanding elements worthy of preservation. Because of this, any proposed signage needs to be treated with great sensitivity. Mr. Lindauer said he did not have any concerns with the awning or decals, but anything on the track side would be an intrusion. He said he was not concerned about the clock as long as the bricks are not damaged when the clock is installed.

Ms. Mendell asked if the decals on the back doors would be visible to the people departing from the train.

Ms. Thalwitz said only if they come down the ramp. They would not be visible from the platform.

Mr. Brown agreed that the proposed signs on the track side would not be appropriate. He said he agreed that holes should not be drilled into the brick to mount the clock. He suggested that the sign vendor be challenged to be more creative for the track side signs.

Mr. Scully asked if the awning sign was an aluminum panel affixed to the awning.

Ms. Thalwitz said yes, but their intention was to redo the awning using canvas in the future.

Mr. Lindauer said he found the proposed signs (wall mounted panel, awning sign, door decals, and panel on parapet railing) and clock to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that the clock be mounted in the mortar joints. He noted that this motion did not include the wall mounted lettering between the building date medallions facing the trucks.

Mr. Brown seconded.

Mr. Scully asked Mr. Lindauer if he would amend the motion by adding that the power supply for the clock be routed through the interior of the building.

Mr. Lindauer and Mr. Brown agreed. The motion carried unanimously.

#### **5. 101 Hanover Street (Shelton Shoe Repair) – Sign**

The applicant was not present.

James Lawrence, 802 Caroline Street, questioned whether neon signs could be considered historical.

Mr. Scully asked if interior signs were in the ARB's purview.

Mr. Nelson said that the sign ordinance states that anything designed to direct attention to the business is a sign. He said that in the past the ARB had a problem with businesses trying to avoid the review process by hanging a sign inside their window, and even hanging a price tag on it. Since then, the ARB has taken the position that if it's a business sign, it will require ARB review.

Ms. Chasen noted that there was a neon sign located at 921 Caroline Street.

Mr. Nelson said that neon is not a prohibited material. Since neon signs are not being made any more, it could also be considered a historic material.

Ms. Chasen said she found the proposed sign to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Peverill seconded.

Mr. Lindauer said that this application was about moving an existing neon sign from one location to another. He said the sign itself is not a historic preservation issue, but instead is an issue of perpetuating the economic vitality of the historic building. He said the relocation of the sign would not cause an intrusion to the historic aspects of the Historic District.

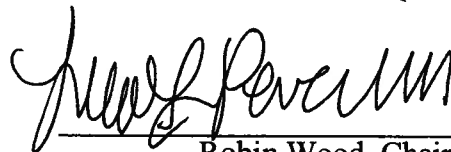
Mr. Brown said the architectural significance of the sign was a grey area, but he liked the sign and had no objections to its relocation.

Ms. Wood called for the vote. The motion carried unanimously.

### **OTHER BUSINESS**

1. Planning Commission agenda – Mr. Nelson transmitted the Planning Commission agenda.
2. Adoption of revised Rules of Procedure – Mr. Nelson outlined the revisions that had been provided for the Board's review at its last meeting. Mr. Lindauer made a motion to approve the revised Rules of Procedures. Ms. Chasen seconded. The motion carried unanimously.
3. NAPC Review – Mr. Nelson transmitted the NAPC Review.
4. Draft recommendation for visibility issue (consideration of supplemental meeting on May 24) – Mr. Nelson said he was still researching the issue and would have a recommendation for the Board at a future meeting. Ms. Mendell suggested he look at how Monticello dealt with this issue.
5. Addendum to preservation plan – Mr. Nelson said the Planning Commission would be making a recommendation to the City Council on the Preservation Plan. He said staff's recommendation is that the addendum be added to the plan to fill in any gaps. Mr. Lindauer said the addendum could stand on its own, but he hoped the task force would integrate parts of the addendum into the plan, where appropriate.

The meeting adjourned at 8:31 p.m.

A handwritten signature in black ink, appearing to read "Robin Wood", is written over a horizontal line.

Robin Wood, Chair